AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. MINUTES: October 2, 2019, DAPR Committee meeting minutes

III. NEW BUSINESS

1. 1724 Sherman Avenue
   Julio Rufo, architect, submits for permit for facade renovation, in the D2 Downtown Retail Core District.

2. 1528-1622 Emerson Street
   Robinson Rentals, property owner, seeks comments regarding their property in the B2 Business District, WE1 West Evanston Transitional District, and oWE West Evanston Overlay District. No project is presently under consideration.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, October 16, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES  
October 2, 2019


Staff Present:

Others Present:

Presiding Member:  J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:30 p.m.

Approval of Minutes

1. September 18, 2019, DAPR Committee meeting minutes

L. Biggs made a motion to approve the September 18, 2019, meeting minutes, seconded by S. Mangum.

The Committee voted, 7-0, 1 abstention, to approve the September 18, 2019, meeting minutes.

New Business

1. 820 Davis Street  Preliminary and Final Review
Patrick Buck, applicant, submits for building permit for exterior renovation to include new entry canopy, storefronts, roof trellis, and new paint, in the D3 Downtown Core Development District.

APPLICATION PRESENTED BY:  Patrick Buck, applicant
William Flatt, applicant
Roger Heerema, architect

DISCUSSION:

- Project includes both exterior and interior renovations to the building. The renovations are intended to revitalize the building and to attract new tenants. Applicant is hoping to attract retail tenants at the 1st floor. The darker color at the 1st floor is intended to draw eyes in towards the retail spaces.
- The exterior brick will be stained, creating a permeable membrane so the brick can breath.
- G. Gerdes stated signage requires a separate permit.
- L. Biggs stated the trellis appears to extend beyond the building and asked if snow would accumulate on the trellis and create a hazard.
- Applicant stated the trellis does not extend past the building edge.
- Applicant stated future work includes a mural and outdoor seating. The mural is proposed to go on the narrow vertical element at the west end of the building, mural details and artists have not been finalized.
Li. Biggs made a motion to grant preliminary and final approval, seconded by G. Gerdes.

The Committee voted, 8-0, to grant preliminary and final approval.

2. 1560 Sherman Avenue

Preliminary and Final Review

Laura Young, applicant, submits for building permit to install an 8’ tall metal picket fence at the 4th floor, Rotary Building, in the D3 Downtown Core Development District.

APPLICATION PRESENTED BY:

DISCUSSION:

- An 8’ tall, black metal fence is proposed to be installed on the roof at a couple locations. The fence is intended to harden the building perimeter.
- G. Gerdes asked if the fence would be visible from the street.
- Applicant stated the fence would not be visible from the west side of the street, but the top portion of the fence may be visible from the east side of the street.
- Committee noted the proposed fence height, color and material would not be too noticeable from the street.

Li. Biggs made a motion to grant preliminary and final approval, seconded by G. Gerdes.

The Committee voted, 8-0, to grant preliminary and final approval.

3. 1224 Oak Street

Recommendation to ZBA

DonnaLee Floeter, architect, submits for Major Variation relief to construct an attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3’ rear yard setback where 30’ is required, a 3.2’ north interior side yard setback where 5’ is required, a 1’ south interior side yard setback for an accessory structure (deck) where 5’ is required, and building lot coverage of 51% where 45% is the maximum amount permitted. The Zoning Board of Appeals is the determining body for this case.

Applicant withdrew item from agenda.

Adjournment

Li. Biggs made a motion to adjourn, seconded by S. Mangum. The Committee voted, 8-0, to adjourn. The Committee adjourned at 2:51 p.m.

The next DAPR meeting is scheduled for Wednesday, October 9, 2019, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design and Project Review (DAPR)

1724 Sherman Avenue

Preliminary and Final Approval
Aerial Map - 1724 Sherman Ave

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UP Turned Flashing
Pressure Bar and Caulk

Remove Existing Roll Roofing – Prepare Deck for New Single Ply Roof

New Metal Gravel Stop Drop Edge

Remove Existing Wood Siding – Provide New Typeck Wrap & New Prefab Panels – Hardie Plank
Large Siding “Reveal” or Approved Equal

New Prefinished Gravel Stop Fascia Cap

New Treated Wood Fascia Extension Glued & Nailed to Existing

Remove Existing Roof Down to Deck – Provide New Single Ply Down Roof over Treated 5/8" Plywood Ext Grade on Slop Edgers – All by Roofing Contractor

Alternate III: In lieu of Painting Existing Metal Fascia, Remove Existing & Provide New 20 Ga. Mil Prefinished Metal Panels with Concealed Fasteners & Minimum Joints

Existing Fascia Board to be Painted

Existing Fiberboard Soffit to be Repaired – All Joints Sealed and Repainted, (5) - Coats

New Roof Flashing

Existing Sheet Metal Duct

Existing Wood Framing

Remove Existing Wood Siding & Install New Pre-Finished Panels

03.25.2019 Revised for Existing Canopy

03.25.2019 Issued for Bid and Permit

03.25.2019 Details

Scale: 3" = 1'-0"
Design and Project Review (DAPR)

1528-1622 Emerson Street
Robinson Rentals property

Discussion
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Aerial Map - Robinson Rentals Property

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MEMORANDUM

To: Members of the Design and Project Review Committee
From: Michael Griffith, Development Planner
Subject: Robinson Rentals property
1528-1622 Emerson Street
Date: October 4, 2019

Discussion:
Robinson Rentals, the owner of the subject property, is interested in studying these parcels and the potential future development opportunities.

The property includes:

Property Location: 1528-1532 Emerson Street
PINs: 10-13-216-002-000, -005-000, -026-000, -027-000

1608-1620 Emerson Street
PIN: 10-13-216-025-0000

1622 Emerson Street
PIN: 10-13-216-024-0000

Property size: 145,060 square feet (3.33 acres), approximately

Zoning: B2 Business District, WE1 West Evanston Transitional District, and oWE West Evanston Overlay District

The property is located on the south side of Emerson Street, between Dewey Avenue and Ashland Avenue.

The West Evanston Overlay District regulations supersede the base zoning regulations, provides land use and form based development regulations, including: land use, building types, site development, new streets, alleys, and green space requirements.

The following map from the West Evanston Overlay District plan notes the following:

Area currently zoned B2: To be redeveloped with mixed-use buildings or iconic buildings

Area currently zoned WE1: To be redeveloped with townhomes (type I and II) or
small-lot homes, a new street connecting Emerson Street on the north with Church Street to the south.

Mixed-use buildings are meant to allow for commercial uses, including office, retail, and services on the ground floor, as well as office, services and/or residential dwellings on upper floors.

Iconic buildings are meant to allow unique building styles typically associated with neighborhood-scale churches, synagogues, religious assembly, community or cultural uses, libraries, and civic or governmental uses.

Townhomes (type I and II) are meant to provide multiple attached single-family residences, grouped in small buildings with landscaped front yards. Garages are to be at the rear with access from an alley.

Small-lot homes are meant to provide single-family, detached residences similar in scale to the townhomes with landscaped front. Garages are to be at the rear with access from an alley.
West Evanston Zoning Overlay
II. Zoning & Regulating Plans

Figure II-D: Regulating Plan, Emerson to Church.

City of Evanston: West Evanston Overlay District
**Key**

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<th>Code</th>
<th>Description</th>
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<tr>
<td>WE 2</td>
<td>Townhouse Type II or Iconic Building on corners</td>
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<tr>
<td>WE 3</td>
<td>Townhouse Type III or Iconic Building on corners</td>
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<td>WE 4</td>
<td>Townhouse Type II or Flat Building or Iconic Building on corners</td>
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